



Rif. 1456



Lionard S.p.A.

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Tuscany Livorno Farm for sale near Livorno



DESCRIPTION

In the province of Livorno, only a few kilometers from the sea, is on sale this historic villa surrounded by a large agricultural estate of about 300 hectares.

The property for sale includes the magnificent manor house, whose origins date back to 1656, and some appliances. The dwelling has a surface of 1,150 square meters spread on three levels.

The right wing of the villa accommodates the staff and the stores while the left wing serves as a deposit. The living areas have a total floor area of 24,000 square meters. The floor areas for the agricultural use instead have a floor area of 29,000 square meters and some of them can be easily converted into reception facilities and farm tourism, the same way as the manor house, which is currently unoccupied and in need of restructuring.

There is a department intended to place the agricultural vehicles, a large shed housing the stables, a building with silos to store products, the farmer's house with its warehouses and an additional building with masonry house and workshop.

Exceptionally important are the sizes pertaining to this Tuscan farm land: vineyards, olive groves,

fields and woods, as well as large covered floor intended for crop management and farm tools. The small private airport inside this property has the potential to be expanded to 35 ha and adds a great value to the complex.

A project which would result in the transformation of this farm for sale in Livorno into a unique luxury hotel has already been approved.

TECHNICAL DETAILS

LOCATION

Livorno, Tuscan city lapped by the sea that penetrates up into the historic districts of the city through the Canali Medicei, was the site of the first bathing establishments of Europe and right here seems to be conceived the same idea of seaside holiday.

The city boasts a charming promenade, leafy, winding through palm trees and tamarisks, along the pebbly beaches, cliffs and rocks carved by wind and waves. The avenue are scattered with bathing establishments, small and lovely pine forests where paintings exhibitions are staged, typical neighbourhoods with Art Nouveau villas, luxury villas, harbours and marinas.

The extensive province of Livorno offers varied landscapes, where great Tuscan estates emerge, fields, vineyards and olive groves thriving in this mild climate and offering the highest quality products.

Region: Tuscany

Province: Livorno

Type: Tuscan estate - luxury villa

Interior space: 12,975

External surface: 300 hectares

Manor house: 1,150 sq.m.

Chapel, warehouses, cellars: 1,300 sq.m.

Store / former offices: 1,150 sqm

Non -agricultural houses : 495 sq.m.

farm outbuildings: 9,030 sq.m.

Airfield: 10 hectares (expandable to 35)

Livorno 20 km - Highway 5 km - Pisa airport 15 km - Forte dei Marmi 60 km - Lucca 50 km - Florence 80 km

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Price: On Application



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PROPERTY PHOTOS



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